

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, January 18, 1977, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Mayor Volrich
Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Harcourt, Kennedy,
Marzari, Puil and Rankin.

CLERK TO THE COUNCIL: D.H. Little

PRAYER

The proceedings in the Council Chamber were opened with prayer.

'IN CAMERA' MEETING

The Council was advised that there were matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Ford

SECONDED by Ald. Marzari

THAT the Minutes of the Regular Council Meeting of January 11, 1977, with the exception of the 'In Camera' portion, be adopted.

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Marzari

SECONDED by Ald. Rankin

THAT this Council resolve itself into Committee of the Whole, Mayor Volrich in the Chair.

- CARRIED UNANIMOUSLY

MANAGER'S REPORT AND DELEGATIONS

Building and Planning Matters
(January 14, 1977)

Hardship Application -
8054 Chester Street.
(Clause 1)

Mrs. Rajinder Khaira appeared before Council to appeal the decision of the Hardship Committee and the recommendation of the City Manager that her application to retain an illegal dwelling at 8054 Chester Street be refused. Mrs. Khaira read a brief to Council, in which she requested permission to retain the basement suite for approximately two years, at which time the family's finances would be more stable.

Cont'd....

CITY MANAGER'S REPORT AND DELEGATIONS (Cont'd)Hardship Application -
8054 Chester Street (Cont'd)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, contained in this clause, be approved.

- LOST

(Ald. Bellamy, Harcourt, Kennedy, Marzari, Puil, Rankin and the Mayor opposed)

MOVED by Ald. Rankin

THAT permission be granted to Mrs Rajinder Khaira to retain the illegal basement dwelling unit at 8054 Chester Street for one year.

- CARRIED

(Ald. Brown and Gerard opposed)

COMMUNICATIONS OR PETITIONS

1. Demolition of the Cargo Sheds
on the Gastown Piers.

Council noted a letter from Mr. Jim Land requesting to appear as a delegation this day on the matter of demolition of the Cargo Sheds on the Gastown Piers. It was agreed to defer consideration of the Mayor's memo on this matter to later this day to give Mr. Land an opportunity to address Council.

2. Kitsilano Tidal Pool Replacement

In a letter dated January 12, 1977, the Superintendent of Parks and Recreation requested an opportunity be provided for Park Board representatives to present to Council, on Tuesday, January 25, 1977, the various options for the Kitsilano Tidal Pool Replacement that have resulted from preliminary architectural work commissioned by the Park Board, in line with the undertaking given by the Chairman of the Park Board to City Council on September 28, 1976.

MOVED by Ald. Harcourt

THAT the request of the Park Board to appear before Council on January 25, 1977, be granted.

- CARRIED UNANIMOUSLY

3. Proposed Demolition of
3225 Point Grey Road.

Mr. M.J. Burgess, in a letter dated January 10, 1977, requested to appear before Council on the Park Board's intention to demolish 3225 Point Grey Road.

MOVED by Ald. Kennedy

THAT the request of Mr. M.J. Burgess to appear as a delegation, be granted.

- CARRIED UNANIMOUSLY

The Mayor requested that, when the matter of the demolition of 3225 Point Grey Road is before Council, the Director of Legal Services report on the status of the legal proceedings regarding Seagate Manor.

COMMUNICATIONS OR PETITIONS (Cont'd)4. Salaries of Members of Council

In a memorandum, dated January 17, 1977, on salaries of Members of Council, the Mayor submitted the following recommendations for consideration:

'For 1977 I recommend a 6% increase in the salaries of the Aldermen and the Mayor, which is the lower level of the AIB Guidelines.

I also recommend that the extra stipend for acting as Deputy Mayor be discontinued because I believe that members of Council should be prepared to attend to certain social and ceremonial duties as a part of their general duties.'

The Mayor withdrew his recommendation re discontinuing the extra stipend for acting as Deputy Mayor.

MOVED by Ald. Gibson

THAT consideration of the Mayor's memorandum on salaries of Members of Council be deferred for one month.

- CARRIED

(Ald. Kennedy opposed)

5. The P.N.E. and the Rental Agreement
Between the City, the P.N.E. and the
Provincial Government.

Submitted for the information of Council was a memorandum from the Mayor, dated January 17, 1977, giving background to the rental agreement between the City, the P.N.E. and the Provincial Government, and the present status re the City's request for payment of rent owing.

In his memorandum the Mayor indicated he would report further following the P.N.E. Directors' meeting on January 26, 1977.

MOVED by Ald. Harcourt

THAT the Mayor's memorandum re the P.N.E. Rental Agreement, be received for information.

- CARRIED UNANIMOUSLY

Regular Council, January 18, 1977. 4.

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
JANUARY 14, 1977

Works & Utility Matters
(January 14, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Relocation of City Sewer on Private Property
North of Balfour and West of Hudson
- Cl. 2: Reductions and Cancellation of Certain
Local Improvement Projects
- Cl. 3: Additional Local Initiative Projects

Clauses 1, 2 and 3.

MOVED by Ald. Kennedy

THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(January 14, 1977)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Hardship Application - 8054 Chester Street
- Cl. 2: Sale of Land - The Italian Folk Society
of B.C.
- Cl. 3: D.P.A. - 601 West Cordova - Ferry Terminal
on Burrard Inlet

Hardship Application
8054 Chester Street
(Clause 1)

For Council action on this clause, see pages 1 & 2.

Sale of Land - The Italian
Folk Society of B.C.
(Clause 2)

MOVED by Ald. Harcourt

THAT the recommendation of the City Manager, contained in this clause, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Building and Planning Matters
(January 14, 1977) (Cont'd)

Development Permit Application
#75028 - 601 West Cordova -
Ferry Terminal on Burrard Inlet.
(Clause 3)

MOVED by Ald. Kennedy

THAT Council write to the Minister of Municipal Affairs and the Bureau of Transit expressing serious concern with the design of the ferry terminal, with particular reference to the escalator building, and request that the Bureau of Transit meet with the Director of Planning to review the design. In addition the Provincial Government be requested to give assurance that all future developments within Vancouver will comply with the City's regular development procedures;

FURTHER THAT this clause in the City Manager's report be received for information.

- CARRIED UNANIMOUSLY

Finance Matters
(January 14, 1977)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Purchase of Computer Disk Storage Units
- Cl. 2: Cordova Lodge Trust Bank Account
- Cl. 3: Tender - Uniforms and Raincoats - Policemen and Firemen
- Cl. 4: Property Taxes - False Creek Development
- Cl. 5: Park Board Staffing (1 Building Service Worker I Position - Stanley Park)
- Cl. 6: Investment Matters (Various Funds), November, 1976

Clauses 1, 2 and 3.

MOVED by Ald. Harcourt

THAT the recommendations of the City Manager, contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

Property Taxes -
False Creek Development
(Clause 4)

In response to a question on what is meant by 'substantial occupancy', the False Creek Project Manager indicated this meant 75% of the units being occupied.

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, contained in this clause, be approved, after clarification of the meaning of 'substantial occupancy' to be 75% of the units being occupied.

- CARRIED UNANIMOUSLY

Clauses 5 and 6.

MOVED by Ald. Puil

THAT the recommendations of the City Manager, contained in clauses 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)Property Matters
(January 14, 1977)

The Council considered this report which contains six clauses identified as follows:

- Cl. 1: Burrard Street Widening, 1800-1804 West 4th Avenue, 2003-2005 Burrard Street
- Cl. 2: Burrard Street Widening, 1807 Burrard Street
- Cl. 3: Burrard Street Widening, 2130 Burrard Street
- Cl. 4: Rental Review - Hodson Manor, 1254 West 7th Avenue
- Cl. 5: Renewal of Agreement - Encroachment -
W/S Main, Powell to Alexander.
- Cl. 6: Renewal of Lease - Seven Foot Widening Strip dedicated for Cornwall Avenue

Prior to consideration of this report, the City Engineer reviewed for information, future plans for widening and re-surfacing of Burrard Street, to be undertaken this Spring.

Burrard Street Widening,
1800-1804 West 4th Avenue,
2003-2005 Burrard Street
(Clause 1)

MOVED by Ald. Puil

THAT the recommendation of the City Manager, contained in this clause of the report, be approved.

- CARRIED UNANIMOUSLY

Burrard Street Widening,
1807 Burrard Street
(Clause 2)

MOVED by Ald. Rankin

THAT the recommendation of the City Manager, contained in this clause of the report, be approved.

- CARRIED UNANIMOUSLY

Burrard Street Widening,
2130 Burrard Street
(Clause 3)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, contained in this clause of the report, be approved.

- CARRIED UNANIMOUSLY

Clauses 4, 5 and 6.

MOVED by Ald. Gerard

THAT the recommendations of the City Manager, contained in clauses 4, 5 and 6 of this report, be approved.

- CARRIED UNANIMOUSLY

CITY MANAGER'S AND OTHER REPORTS (Cont'd)B. Tender No. 57-76-20 -
Supply and Delivery of Valves.

In considering this report, it was agreed the City express to the Provincial Government its concern over the levy of 7% sales tax on City purchases of needed materials.

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, contained in this report, be approved.

- CARRIED UNANIMOUSLY

COMMUNICATION AND DELEGATION1. Demolition of the Cargo Sheds
on the Gastown Piers.

Council, on January 11, 1977 requested the Mayor to pursue with the Port Manager, the matter of demolition of the cargo sheds on the Gastown Piers. In a memo dated January 13, 1977, the Mayor reported on his meeting with representatives of the National Harbours Board on Wednesday, January 12, 1977. The Mayor also reviewed the history of the redevelopment of the piers and demolition of the cargo sheds, the current situation and concluded as follows:

'It was difficult to judge whether the buildings being demolished are in sound structural condition. It appeared clear that a great deal of money - likely in the order of hundreds of thousands of dollars - would have to be spent just to upgrade the remaining structures for useful purposes. The National Harbours Board's plans for these piers are not yet determined. Before they proceed beyond the stage of engaging consultants to recommend possible future developments, the National Harbours Board want first to discuss the matter with the City. (This corresponds with the sentiments expressed by Council Resolution "THAT the Standing Committee on Planning and Development, expanded to include all members of Council, invite the appropriate officials from the National Harbours Board, the Federal Government and the City's Planning Department to present an up-to-date position in respect of development proposals for the waterfront".)

The Port Manager reiterated to me the view of the National Harbours Board that this site could be ideal for a combined marina, fishermen's wharf and/or farmers market, etc.'

As previously agreed, Mr. Jim Land addressed Council and questioned why the National Harbours Board was demolishing the cargo sheds on the Gastown Piers, as these buildings are of sound construction and could be used for a variety of purposes.

Cont'd.....

Regular Council, January 18, 1977. 8

COMMUNICATION AND DELEGATION (Cont'd)

Demolition of the Cargo Sheds
on the Gastown Piers. (Cont'd)

MOVED by Ald. Marzari

THAT the matter of interim use of a portion of the existing sheds on the Gastown Piers for a suitable facility such as a farmers' market, be referred to the Director of Planning to discuss with the National Harbours Board and report back.

- LOST

(Ald. Bellamy, Brown, Gerard, Gibson, Harcourt,
Kennedy and the Mayor opposed)

MOVED by Ald. Rankin

THAT the appropriate City department discuss with the National Harbours Board the possibility of storing for future use suitable material salvaged from the demolitions which the Board has directed on the Waterfront.

- CARRIED UNANIMOUSLY

MOVED by Ald. Harcourt

THAT the communication from the Mayor be received.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

ADOPT REPORT OF COMMITTEE OF THE WHOLE

MOVED by Ald. Rankin

SECONDED by Ald. Puil

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

BY-LAWS

1. BY-LAW TO AUTHORIZE THE BORROWING OF
CERTAIN SUMS OF MONEY FROM JANUARY 18,
1977, TO JANUARY 17, 1978, PENDING THE
COLLECTION OF REAL PROPERTY TAXES

MOVED by Ald. Marzari,
SECONDED by Ald. Brown,

THAT the By-law be introduced and read a first time.

- CARRIED UNANIMOUSLY

The By-law was read a first time and the Presiding Officer declared the By-law open for discussion and amendments.

There being no amendments, it was

MOVED by Ald. Marzari,
SECONDED by Ald. Brown,

THAT the By-law be given second and third readings and the Mayor and City Clerk be authorized to sign and seal the By-law.

- CARRIED UNANIMOUSLY

Regular Council, January 18, 1977. 9.

MOTIONS

- A. Closing, Stopping Up and
Conveyancing to Abutting Owner
(Lane South of 10th Avenue,
West of Ash)

MOVED by Ald. Bellamy,
SECONDED by Ald. Brown,
THAT WHEREAS

- (1) The City of Vancouver is the owner of all the streets and lanes lying within the limits of the City of Vancouver;
- (2) The applicant wishes to acquire portion of the lane south of Lots 6, 7 and 8, Block 379, District Lot 526, Plan 991 and all the lane dedicated by Plan 13994 for hospital purposes;

THEREFORE BE IT RESOLVED THAT all that portion of lane dedicated by the deposit of Plan 991 lying between the production southerly of the easterly limit of Lot 8, and the production southerly of the westerly limit of Lot 6 (Plan 991) and the lane dedicated by the deposit of Plan 13994 all of Block 379, District Lot 526 the same as shown outlined red and green respectively on plan prepared by G. Girardin, B.C.L.S., dated November 9, 1976, and marginally numbered LE 4454, a print of which is hereunto annexed be closed, stopped up and conveyed to the abutting owner; and

FURTHER BE IT RESOLVED THAT the lanes so closed be subdivided with abutting lands.

- CARRIED UNANIMOUSLY

ENQUIRIES AND OTHER MATTERS

Wiring of the Council Chamber

Alderman Rankin

enquired about the wiring and microphones which are placed within the Council Chamber by the media and asked if consideration could be given to a more efficient arrangement. The Mayor advised that he has requested the City Clerk to discuss this matter with the appropriate City Departments. The City Clerk stated a report is being prepared.

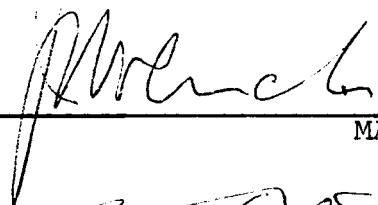
Christ Church Cathedral

Alderman Puil

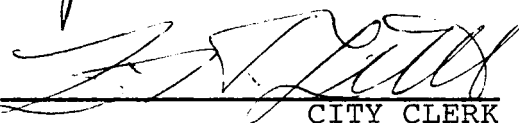
asked for a report on the status of transfer of development rights from Christ Church Cathedral to the adjacent development. The Mayor directed that the City Manager report on this matter to the next meeting of Council.

The Council recessed at 3:30 p.m. for an
'In Camera' meeting in the Mayor's Office.

The foregoing are Minutes of the Regular Council Meeting
of January 18, 1977, adopted on January 25, 1977.



MAYOR



CITY CLERK

WORKS & UTILITY MATTERS
CITY ENGINEER'S REPORT

RECOMMENDATIONS:

1. Relocation of City Sewer on Private Property North of Balfour Avenue and West of Hudson Street

The City Engineer reports as follows:

"There is a City sewer which runs through private property north of Balfour Avenue and west of Hudson Street to serve two properties on Matthews Avenue. This sewer was installed by the C.P.R. in approximately 1913 as part of the development of Shaughnessy and is not covered by an easement agreement. The sewer must be retained as there is no other means of serving the two properties on Matthews Avenue. The owner of the property on the north-west corner of Hudson and Balfour is in the process of subdividing his property and has agreed to grant an easement providing that the City relocates the sewer parallel to a proposed lot line. As we do not have any legal right to have our sewer on his property, we consider this proposal to be fair to the City.

The estimated cost of relocating this sewer is \$15,000.00.

I RECOMMEND that \$15,000 be appropriated from Sewers Capital Account 118/7906, 'Miscellaneous - Unappropriated' for the relocation of this sewer."

The City Manager RECOMMENDS that the foregoing recommendation of the City Engineer be approved.

2. Reductions and Cancellation of Certain Local Improvement Projects

The City Engineer reports as follows:

"Certain local improvement projects undertaken by Council cannot be completed as advanced. To allow the parts which have been done to be placed on the Tax Roll, the projects must be formally reduced in scope by Council. Two other projects cannot be carried out and should be cancelled.

- a & b Projects for Pavement and Curbs and for Sidewalk on Blake Street in Champlain Heights should be shortened to suit the redesign of Areas E & F.
- c Council on 15 April, 1975 instructed that certain sidewalks included in the Stanley Park Neighbourhood Project (Paving, Mini-Parks, etc. west of Denman Street) be not proceeded with.
- d, e & f Projects for Lane Lighting. Since there are no suitable utility poles on which to mount our lights, one project should be shortened and two cancelled. These projects came before a Court of Revision on 23 October, 1975.

I therefore RECOMMEND:

- a. That Item 66 of Schedule 423, Pavement and Curbs on portions of Arlington Street, Blake Street and Champlain Crescent be reduced in scope so that the portion of Blake Street becomes:

- Blake Street - on the north side from Champlain Crescent to a point 991.21 feet east,
- on the south side from Champlain Crescent to a point 942.99 feet east, and
 - on both sides from Frontenac Street to a point 170 feet westerly.

(the portions of Arlington Street and of Champlain Crescent remaining as undertaken).

Clause 2 Cont'd

- b. That Item 134 of Schedule 423, Sidewalks on portions of Blake Street, Tyne Street, Champlain Crescent and Arlington Street be reduced in scope so that the portion of Blake Street becomes:

Blake Street, on the north side, from Champlain Crescent to a point 1062.78 feet east (the portions of Tyne Street, Champlain Crescent and Arlington Street remaining as undertaken).
- c. That Item 65 of Schedule 426, the Stanley Park Neighbourhood Project, be reduced in scope so that the Portland cement concrete sidewalk on Lagoon Drive ('e' in the project description) extends only from the lane south of Haro Street to Barclay Street.
- d. That Item 82 of Schedule 434, Lane Lighting in the lane west of Richards Street from Nelson Street to a point 325 feet north of Robson Street be reduced in scope so as to extend only from Nelson Street to a point 150 feet north of Robson Street.
- e. That Item 80 of Schedule 434, Lane Lighting in the lane west of Richards Street from Georgia Street to a point 75 feet north be cancelled.
- f. That Item 84 of Schedule 434, Lane Lighting in the lane south of Robson Street from Beatty Street to Cambie Street, be cancelled.
- g. That, with respect to the projects reduced in scope, the property-owners' share of the cost of the reduced projects be borne proportionately in the same manner and on the same basis as originally provided."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

3. Additional Local Initiative Projects

The City Engineer reports as follows:

"In the middle of December the City was advised that additional funds were available for L.I.P. projects in certain Vancouver constituencies. Applications had to be submitted by the end of the year and there would be no meeting of Council. After discussion with the City Manager, therefore, four applications were prepared and submitted. This report requests Council's approval of that action.

The additions are all construction projects and in all cases the funds for the costs beyond the L.I.P. contributions will come from Streets Capital (subject to Basic and Supplementary Capital Budget approval). They are:

I. Pedestrian Improvements for the Handicapped

To renew heaved and broken sidewalks in the West End, installing ramps for the handicapped at intersections and at lane crossings.

Man-weeks of employment	432
Estimated total cost	\$213,875
Estimated L.I.P. share	\$ 73,440
Estimated difference	\$140,435

The 'difference' is available from the provision for renewal of sidewalks in the 1977-81 Capital Plan. The L.I.P. contributions will allow expansion of the project to include the work at intersections. In the West End the offset of curb returns and heights of the curb face and roadway crowns makes the installation of ramps more expensive than usual. The work will be designed to fit in with the repaving planned for the next few years.

Manager's Report, January 15, 1977 (WORKS - 3)

Clause 3 Cont'd

II. Street and Lane Improvements - Vancouver Centre

III. Street and Lane Improvements - Vancouver East

IV. Street and Lane Improvements - Vancouver Kingsway

These three projects include Street Paving and Curbing, Lane Paving, construction of Sidewalks and the installation of Speed Deterrent Bumps in Lanes. Only those parts of the work done by City forces qualify for L.I.P.

	<u>Centre</u>	<u>East</u>	<u>Kingsway</u>
Man Weeks of employment	396	317	538
Estimated total cost	\$961,171	\$583,793	\$870,349
Estimated L.I.P. share	\$ 67,320	\$ 53,890	\$ 91,460
Estimated difference	\$893,851	\$529,903	\$778,889

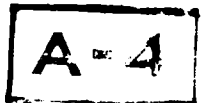
These three projects are made up of items scheduled to come before a Local Improvement Court of Revision on 24 February. A payroll and accounting clerk has been included between these three projects to handle the additional records, preparation of L.I.P. returns, etc. This cost should come from the L.I.P. credits since it is incurred only to gain those credits. The balance of the L.I.P. credits will be credited to a general Streets Capital account.

I RECOMMEND:

- A. That the submission of applications for the above four additional L.I.P. projects be approved.
- B. That \$140,435 from the 1977-81 provision for sidewalk reconstruction be approved in advance of the 1977 Basic Capital Budget for the cost of 'Pedestrian Improvements ...' beyond the L.I.P. contribution.
- C. That approval of the three 'Street and Lane Improvement ...' projects be subject to approval of the specific streets and lanes and approval of funds for the City's share subsequent to the Court of Revision.
- D. That L.I.P. contributions for 'Pedestrian Improvements ...' be credited to the accounts for that project.
- E. That the payroll and accounting clerk be charged to L.I.P. contributions for the three 'Street and Lane Improvement ...' projects, and the balance credited to a general Streets Capital Account."

The City Manager RECOMMENDS that the foregoing recommendations of the City Engineer be approved.

FOR COUNCIL ACTION SEE PAGE(S) 49



Manager's Report, January 14, 1977 (BUILDING - 1)

BUILDING & PLANNING MATTERS

RECOMMENDATION

1. Hardship Application - 8054 Chester Street -
Rajinder K. Khaira

A letter has been received from Rajinder K. Khaira requesting to appear as a delegation with respect to a refused Hardship Application.

The Director of Permits and Licenses reports as follows:

"Our records show that on June 11, 1974, an appeal was made to the Board of Variance for the installation of two bedrooms and a bathroom in the basement of the above building. On July 24, 1974, the Board of Variance approved this appeal with the condition that the building is to be used and occupied as a one family dwelling only.

On September 9, 1976, an inspection found that the basement contained a dwelling unit which was occupied by the owner, and the main floor contained one dwelling unit which was occupied by a tenant. A letter was sent requesting that the use of the building be restored to a one family dwelling, and on October 15, 1976, Mrs. Rajinder K. Khaira submitted an application for consideration under the Hardship Policy.

On November 16, 1976, the Hardship Committee considered this application and recommended that it be refused. The Committee noted the applicant is married with one dependent, owns two buildings, is fully employed and even after the discontinuance of the illegal accommodation, would still receive a combined income of \$1,272.08 per month. The Committee further noted that neither age nor health are factors.

It is, therefore, RECOMMENDED that the decision of the Hardship Committee be endorsed and the application be REFUSED."

The City Manager RECOMMENDS that the recommendation of the Director of Permits and Licenses be approved.

DELEGATION THIS DAY: Rajinder Khaira.

2. Sale of Land - The Italian Folk Society of
British Columbia

The Director of Legal Services reports as follows:

"On April 8, 1975 Council approved the sale of three acres next to Beaconsfield Park to this Society for use as a cultural and recreational centre subject to the City reserving to itself a possibility of reverter to ensure continued use as a cultural and recreational centre and subject also to a collateral agreement with the City whereby the Society is to comply with the City's guidelines for subsidies to non-profit organizations.

Manager's Report, January 14, 1977 (BUILDING - 2)

Clause #2 continued:

Because of technical considerations surrounding the law of reverter, it would be best to provide for the continued use of the property as a cultural and recreational centre by way of reserving an option to repurchase the property if the Society discontinues use of the property as a cultural and recreational centre or if the Society does not adhere to the City's guidelines for subsidies to non-profit organizations. However, the option to repurchase by law automatically lapses after expiry of the perpetuity period (which is not amenable to exact calculation). After expiry of the perpetuity period the only way the City can govern use of the land is by way of an agreement pursuant to Section 24A of the Land Registry Act.

The Director of Legal Services recommends that in this sale the City reserve an option to repurchase the lands at the sale price to ensure that the land is used as a cultural and recreational centre in accordance with the City's guidelines for subsidies to non-profit organizations and further recommends that the land be subject to a Section 24A covenant also requiring the land to be used only as a cultural and recreational centre in accordance with the City's guidelines for subsidies."

The City Manager RECOMMENDS that the recommendation of the Director of Legal Services be approved.

INFORMATION

3. Ferry Terminal on Burrard Inlet -
601 West Cordova - Development Permit
Application #75028

The Director of Planning reports as follows:

'Development Permit Application #75028 was filed on August 12, 1976 by the Bureau of Transit Services, Government of British Columbia, to construct the south shore facilities for the proposed Burrard Inlet Ferries.

The site is located on the waterfront behind the C.P.R. Station.

The proposed development would comprise of: A 360 foot long overhead walkway from the C.P.R. Station to an escalator building; an approximate 40 foot high escalator building; and a second walkway which would connect the escalator building to a large floating terminal to accommodate two ferries.

The proposed development was reviewed by the Urban Design Panel on three occasions and the final recommendation was that "the design be referred back for simplification of the escalator building and a more cohesive use of colours.'

On November 29, 1976 a meeting was held at the request of the Director of Planning between himself, Mr. Spratt of the Bureau of Transit and the Chairman of the Urban Design Panel in an attempt to resolve the design issues.

At the conclusion of the meeting, Mr. Spratt agreed to discuss the design with the Bureau and report their decision back to the Director of Planning.

It is noted that the senior Government is not required to obtain a Development Permit but it has been normal practice to deal with the City regarding development form including design.

To date no further communication has been received from the Bureau of Transit and it should be noted that the escalator building has been constructed with no further attempt being made to receive design approval or a Development Permit.

The City Manager submits the foregoing report of the Director of Planning for the INFORMATION of City Council.

FOR COUNCIL ACTION SEE PAGE(S) 46 & 49-50

Manager's Report, January 14, 1977 (FINANCE - 1)

FINANCE MATTERS

RECOMMENDATION

1. Purchase of Computer Disk Storage Units

The Director of Finance and the Manager of Computer Services report as follows.

"This report considers the City's Honeywell computer system and recommends an economic and necessary expansion of its online data storage capacity.

I. BACKGROUND

In November, 1973, City Council approved the purchase of a Honeywell 6040 Computer system to replace the then installed IBM 360 Computer system. The purchase of the Honeywell computer was justified because of its modular and expandable design, and its potential capacity to provide a growth path for future internal refinement and development of the following City data systems:

1. License and Business Tax;
2. Police and Fire;
3. Meter Water and Scavenging Billings;
4. Payroll and Personnel;
5. Engineering;
6. Accounting and Budgeting;
7. Property Tax.

II. HONEYWELL COMPUTER SYSTEM

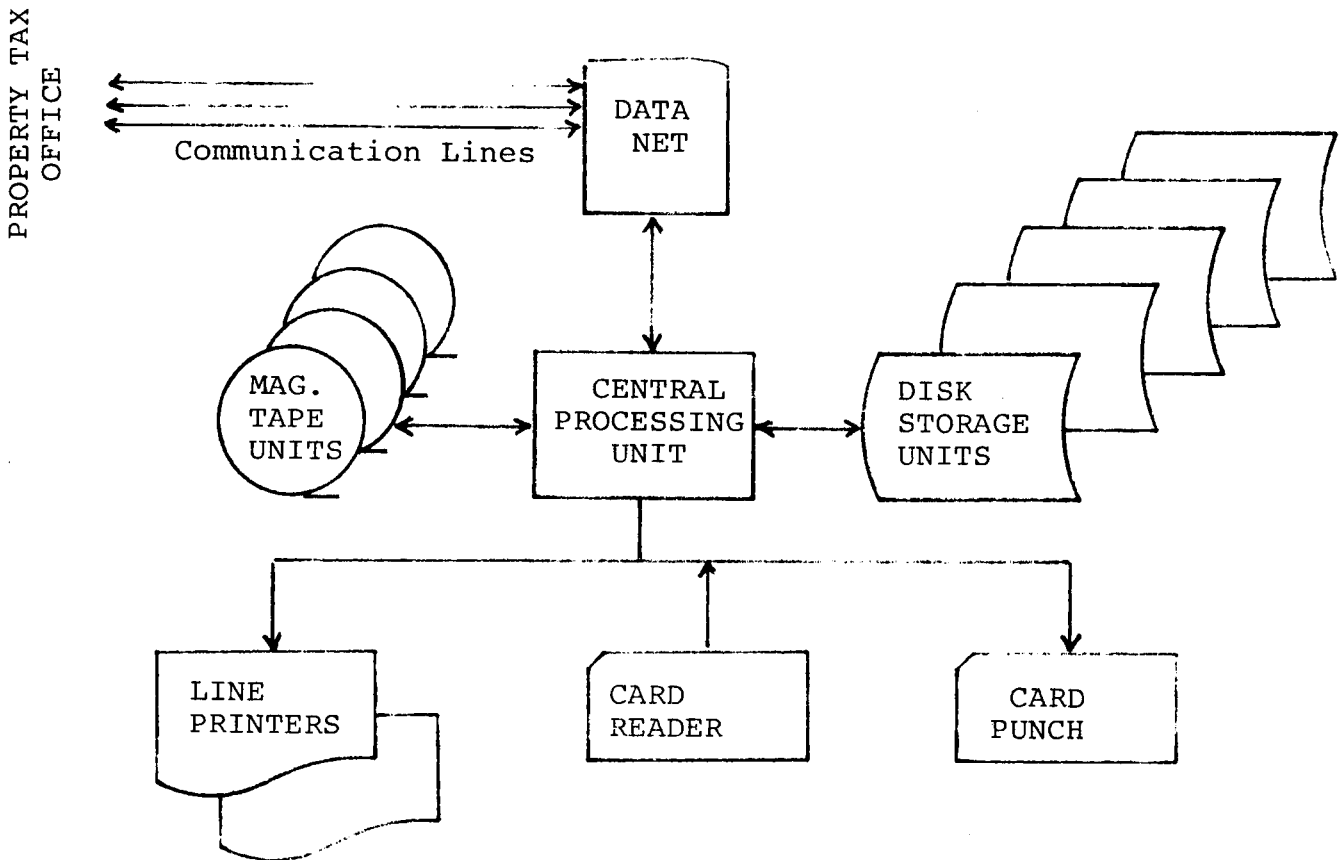
A computer system is a collection of inter-related components called hardware units. Each component of the system is responsible for a special function that, if required, may be expanded in incremental steps to increase overall capacity and work throughput. For example, the City's Honeywell 6040 computer system presently consists of the following functional units:

<u>Unit</u>	<u>Function</u>
1 - Central Processor Unit	- the nucleus or processing centre which controls and directs the input, storage, arithmetic, logical, and output functions of the entire computer system. Attached to the central processor unit is a memory unit or units, referred to as main storage, which provides the addressable data storage necessary to support the above functions.
4 - Magnetic Tape Units	- a sequential input/output device which uses magnetic tape as the storage medium. A sequential device records or reads data in sequence relative to the start of a file.
5 - Disk Storage Units	- a random input/output device which uses magnetic disk as the storage medium. A random device records or reads data by using a unique address which is not necessarily in sequence relative to the start of a file. This type of storage is commonly referred to as online storage and is similar to main storage, but considerably slower and less expensive.
1 - Card Reader	- an input device which reads data encoded as punched holes in a computer card.
1 - Card Punch	- an output device which encodes data as punched holes in a computer card.
2 - Line Printers	- a high speed output device which produces printed reports, bills, etc.

Clause #1 continued:

1 - Data Net

- a device which controls the traffic on data communication lines between the Central Processor Unit and remote computer terminals (Property Tax Office).



The remainder of this report will deal with the disk storage units described above.

III. PRESENT SITUATION

The Computer Services Division currently runs a two shift computer operation. The day shift is devoted to the operation of the City's property tax billing system, the salary and labour payrolls, and the computer-assisted program development facility used by Computer Services' staff, Engineering, Police and other City Departments. The afternoon shift is devoted primarily to production in which User reports, master file maintenance and other similar related processing is performed for all operational City data systems.

In this setting, the disk storage units provide the online (immediately accessible) storage capability necessary to the efficient and effective operation of our computer system. The total capacity of the five disk storage units presently installed, however, is now limiting the productive output of our day shift computer operation, and we believe it will also be a contributing negative factor in the effective growth and development of the City's data systems indicated above.

We have used several space management techniques to control the use and release of our disk storage. And, although these techniques are very effective when sufficient 'free space' is available, they become academic at near-capacity situations. In this regard, we have reached a point where our working pool of free disk storage space is exhausted and further encroachment into committed disk storage would downgrade the overall operation of the City's computer system.

The following table outlines our current assignments of disk storage space. We consider these assignments optimal under the present circumstances.

Manager's Report, January 14, 1977 (FINANCE - 3)

Clause #1 continued:

Equivalent Online Day
Shift Storage Space

Files

- | | |
|------------------------|---|
| 2 - disk storage units | - computer system control and utility programs. |
| | - application programs and test files. |
| | - User work files. |
| 1 - disk storage unit | - computer system work files. |
| 2 - disk storage units | - property tax master file. |
| | - salary payroll master file. |
| | - various engineering operations files. |

It is important to note that all of the above files must be directly connected and available to our computer system between the hours of 8:30 a.m. and 5:30 p.m. - Monday to Friday.

IV. PROBLEM AREAS

As stated above, our computer system has now reached its capacity limits in available online disk storage space. The problem areas associated with this situation are:

1. We are not able to comply with an Engineering Department request for additional online disk storage space. This space would be used for their ongoing projects which require computer access. Consequently, many of these projects are squeezed into previously assigned disk space. The results are long processing delays with attendant staff waiting times, and less than desirable productive output;
2. We are about to implement a new Labour Payroll System which will require additional online disk storage space. The reason for this action is that our present Labour Payroll System has undergone significant changes in processing requirements since its implementation in 1966. These changes have had a cumulative negative effect on this payroll application because the original design criteria did not allow for our present reporting expectations and requirements. The new Labour Payroll System, which has been under review and development for the past two years, will provide the Payroll Branch with an up-to-date recording and reporting system to deal with today's payroll complexities and requirements;
3. We anticipate a growth of the Property Tax Master File due to British Columbia Assessment Authority initiated changes. This growth will interfere with our other online files;
4. The disk storage units, being mechanical devices, fail periodically. A failure can happen anytime and is normally unpredictable. If one disk unit is affected we have to cancel all Users on the computer system, except the Tax Office which has the highest operational priority, until the unit is fixed. If more than one unit is affected, the total computer system has to be shut down until the problem is fixed. In order to alleviate this situation, we believe the City's computer system should have additional disk storage in order to give limited protective backup.
5. We have experienced a slow but steady growth in the operational system programs and files due to ongoing maintenance of these systems. This growth is a problem, however, when sufficient online disk storage is not available to accommodate it.

V. RECOMMENDATIONS

We have been in contact with Honeywell Information Systems regarding our disk storage capacity situation, the availability of disk storage units similar to the ones the City has installed, current prices, and delivery times. Honeywell has responded with a proposal which is economic and extremely attractive from the City's standpoint. In summary, Honeywell has offered the City a fair market value trade-in

Manager's Report, January 14, 1977 (FINANCE - 4)

Clause #1 continued:

for our present disk storage units in exchange for their newer, more advanced model. This exchange is predicated on the City purchasing seven of the newer units (vs. our five older units). The essential benefits of this proposal are:

1. The City would immediately increase its disk storage capacity by two disk storage units. This incremental increase in storage capacity would allow for moderate file growth over the next two years, and provide protective backup when a disk drive fails for mechanical reasons.
2. The newer disk storage units offer the City significant medium-to-long range growth capability. The storage capacity of these new units can be doubled, at the appropriate time, by modifying them on site at a cost of \$7,000 per unit. The purchase price of an additional unit to give the same increase in capacity would be \$31,000.
3. The useful life of our computer system is extended, both in an economic and functional sense, by upgrading its associated components with newer technology, with improved price/performance.

We, therefore, RECOMMEND

that to correct the problem areas outlined in this report, and to properly prepare for the anticipated future growth of all our computer-based data systems, Council approve the following recommendations:

- A. The City trade in its 5-DSU190B disk storage units and purchase 7-Honeywell DSU190C disk storage units at a net cost of \$74,034;
- B. The City provide for transportation costs estimated at \$2,400;
- C. The Divisional equipment maintenance budget be increased to allow for an additional 2 disk drives (7 months - \$1,500);
- D. The City trade in its present DSU190B disk packs and purchase 14-DSU190C disk packs at an approximate net of trade-in cost of \$12,000;
- E. The funds estimated at \$89,934 for recommendations A, B, C and D be approved in advance of the 1977 Revenue Budget;
- F. The Director of Legal Services review and approve any contractual amendments associated with the above purchase."

The City Manager RECOMMENDS that the recommendations of the Director of Finance and the Manager of Computer Services be approved.

2. Cordova Lodge Trust Bank Account

The Director of Finance and the Internal Auditor report as follows.

"Cordova Lodge is operated by the City as a personal care facility. This designation was made by the Province in the negotiations related to the financing of the facility.

Such designation carries with it a requirement, as with other institutions, that comforts allowances for residents be handled by the administrators on a trust basis. It is estimated that a maximum of about \$1,500.00 per month would be entrusted to the City. Limited cash security exists in the Lodge and a bank account is required to provide security for the funds which will be withdrawn periodically as required and disbursed to the residents. The Director of Finance requires Council authority to establish a new bank account.

Cont'd . . .

Manager's Report, January 14, 1977 (FINANCE - 5)

Clause #2 continued:

RECOMMENDATIONS

It is therefore RECOMMENDED that -

The Director of Finance be authorized to open an account with the Bank of Montreal under the name of the City of Vancouver, Cordova Lodge Trust Account and to designate signatories to the account as required from time to time."

The City Manager RECOMMENDS that the recommendation of the Director of Finance and the Internal Auditor be approved.

3. Tender No. 12-77-1 - Uniforms and Raincoats -
Policemen and Firemen

The Chief Constable, Fire Chief and Purchasing Agent report as follows:

"Tenders for the subject supplies were opened on December 20, 1976 and referred to the Chief Constable, Fire Chief and Purchasing Agent for tabulation and report.

Funds for this purchase will be provided in the 1977 Revenue Budget.

Three bids were received.

The overall low bid was submitted by Outdoor Outfits Ltd., for uniforms to be manufactured in Toronto, Ontario, at a price, after local content is considered, which is approximately 11% lower than the recommended bidder. Outdoor Outfits cannot, however, be considered because they failed to comply with the following tender requirements:-

1. They did not submit a bid bond with their tender.
2. They did not supply samples of material with their tender.
3. They did not provide specifications of materials to be used (this was simply a case of filling in the blanks on a form provided in the tender).

RECOMMENDATION

We, therefore, RECOMMEND acceptance of the overall low bid, to meet City of Vancouver Specifications and Conditions, submitted by Gordon Campbell Ltd. for the supply of 1977 Policemen's and Firemen's Uniforms, at an estimated cost of \$163,162.51 plus 7% Provincial Sales Tax. These will be manufactured in Vancouver. The cloth is also manufactured in Vancouver by Gordon Campbell Ltd. "

The City Manager RECOMMENDS that the recommendation of the Chief Constable, Fire Chief and Purchasing Agent be approved subject to a contract satisfactory to the Director of Legal Services.

4. Property Taxes - False Creek Development

The Director of Finance reports as follows.

"In False Creek, Area 6, Phase 1, there are eight non-profit developments which are being developed on City-owned land. These developments are on Lots 1-4, 10, 24, 26 and 29, False Creek. In the ground leases that were signed by the non-profit developers, provision was made for payment of ground rent and amounts-in-lieu of taxes to commence on July 1st, 1976.

On August 10th, 1976, Council deferred the amount-in-lieu of Property Taxes for those non-profit developments until substantial occupancy of the properties, with payment of the accumulated deferred taxes to be made on that date and with the interest charges on the deferred taxes to be waived.

Cont'd . . .

Manager's Report, January 14, 1977 (FINANCE - 6)

Clause #4 continued:

On November 30th, 1976, Council received a report from the Development Consultant detailing the delays that affected the development due to the construction industry strike/lockout. Accordingly, Council resolved that:

1. The date for the commencement of rent and amounts-in-lieu of Property Taxes from all residential components in Phase 1, Area 6, False Creek (Lots 1-5, 7-10, 24-27 and 29, False Creek Plan 16003) be delayed three months and the term of the lease adjusted to run for sixty years from October 1st, 1976.
2. Payments already received for rental interest and taxes (excluding the initial \$1 payments) be applied against the October to December rentals and taxes with any balance being credited against subsequent rental charges, it being understood that no interest will be paid by the City on amounts to the credit of the lessees.

However, these resolutions did not make reference to the previous deferral of amount-in-lieu of taxes granted to the non-profit developments, with the result that it is ambiguous as to whether this deferral is still operative.

It is currently expected that the non-profit developments in question will be completed over the next four to five month period. As was the case when Council made the original motion for deferral of taxes, the non-profit groups are not in a position to pay for their Property Taxes until substantial occupancy due to the financial arrangements which they have with CMHC.

RECOMMENDATIONS

It is RECOMMENDED that -

- A. That the amount-in-lieu of Property Taxes on Lots 1, 2, 3, 4, 10, 24, 26 and 29, False Creek be deferred until the date of substantial occupancy of the individual properties with payment of the accumulated deferred taxes to be made on that date, and
- B. That the interest charges on the deferred Property Taxes be waived."

The City Manager RECOMMENDS that the recommendations of the Director of Finance be approved.

5. Park Board Staffing (1 Building Service Worker I Position - Stanley Park)

The Superintendent of Parks and Recreation reports as follows:

"During 1963 the Stanley Park mobile washroom clean-up crew was formed reporting to the Supervisor, Janitorial Services. This crew is responsible for cleaning about 30 washrooms, 8 change-rooms, service yard offices and Prospect Point Tea Room dining room and kitchen. All of these facilities are in Stanley Park.

The crew consisted of one Building Attendant I (casual) and 2 other janitorial positions employed on the casual payroll: one full time and one summers only. Effective October 1, 1965 the Building Attendant I was reclassified to a Building Service Worker I (permanent) but the other positions have remained on the casual payroll.

It is proposed that the position presently employed on the casual payroll on a full time basis be established as a permanent Building Service Worker I. The third position hired for summer months should remain on the casual payroll.

Cont'd . . .

Manager's Report, January 14, 1977 (FINANCE - 7)

Clause #5 continued:

Comparative costs of this proposal follow:

	<u>1 Position Casual Payroll</u>	<u>1 permanent Building Service Worker I</u>
Annual Cost	\$13,224	\$12,123

(Costs at mid-range, including fringe benefits at 1976 rates)

I RECOMMEND that one Building Service Worker I position be established on the permanent payroll for the Stanley Park mobile crew, following classification by the Director of Personnel Services.

Funds are provided in the Park Board budget Casual Payroll accounts.

A copy of this report has been provided to the V.M.R.E.U."

The City Manager RECOMMENDS that the recommendation of the Superintendent of Parks and Recreation be approved.

6. Investment Matters (Various Funds) November, 1976

The Director of Finance reports as follows.

- "(a) Security Transactions during the month of November, 1976
- (b) Summary of Securities held by the General and Capital Accounts.

(a) SECURITY TRANSACTIONS DURING THE MONTH OF NOVEMBER, 1976

1. GENERAL AND CAPITAL ACCOUNT TRANSACTIONS (PURCHASES)

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield %</u>
<u>Chartered Bank Deposit Receipts and Government Notes</u>						
Nov. 1	Mercantile Bank of Canada	Nov. 2/76	\$ 750,196.23	\$ 750,000.00	1	9.55
1	Mercantile Bank of Canada	Nov. 4/76	1,000,784.93	1,000,000.00	3	9.55
4	Bank of British Columbia	Nov. 5/76	1,000,267.12	1,000,000.00	1	9.75
9	Bank of British Columbia	Jan. 14/77	1,016,997.26	1,000,000.00	66	9.40
15	Bank of Montreal	Nov. 30/76	2,000,000.00	1,992,426.05	15	9.25
15	Mercantile Bank of Canada	March 15/77	1,030,904.11	1,000,000.00	120	9.40
17	Bank of Montreal	Jan. 4/77	3,542,805.48	3,500,000.00	48	9.30
23	Bank of British Columbia	Nov. 24/76	2,000,506.85	2,000,000.00	1	9.25
23	Royal Bank of Canada	Dec. 7/76	1,000,000.00	996,655.00	14	8.75
24	Bank of British Columbia	Feb. 4/77	2,034,717.81	2,000,000.00	72	8.80
25	Mercantile Bank of Canada	Nov. 30/76	500,582.19	500,000.00	5	8.50
29	Bank of British Columbia	Apr. 15/77	2,067,336.44	2,000,000.00	137	8.97
30	Bank of Montreal	Dec. 7/76	500,791.10	500,000.00	7	8.25
30	Banque Canadienne Nationale	Apr. 1/77	2,060,231.23	2,000,000.00	122	9.01
30	Banque Canadienne Nationale	May 13/77	2,080,966.58	2,000,000.00	164	9.01
			<u>\$22,587,087.33</u>	<u>\$22,239,081.05</u>		

Cont'd . . .

Clause #6 continued:

2. SINKING FUND TRANSACTIONS (PURCHASES)

Date	Type of Security	Maturity Date	Maturity Value	Price	Cost	Term Yrs/Mos.	Yield %
<u>Debentures</u>							
Nov. 2	City of Vancouver 8.00%	Apr. 2,1993	\$ 2,000.00	85.80	\$ 1,716.00	16/5	9.75
4	City of Vancouver 5.75%	Oct.15,1977	6,000.00	96.41	5,784.60	1/-	9.80
4	City of Vancouver 6.00%	June 15,1980	50,000.00	90.62	45,310.00	3/7	9.10
4	City of Vancouver 4.75%	Nov. 16,1977	70,000.00US	96.713US	65,959.23CAN	1/-	8.23
4	City of Vancouver 4.75%	Nov. 16,1978	70,000.00US	93.807US	63,977.31CAN	2/-	8.18
4	City of Vancouver 4.75%	Nov. 16,1979	70,000.00US	91.122US	62,146.12CAN	3/-	8.16
4	City of Vancouver 4.75%	Nov. 16,1980	70,000.00US	88.171US	60,133.50CAN	4/-	8.29
4	City of Vancouver 4.75%	Nov. 16,1981	70,000.00US	85.125US	58,056.10CAN	5/-	8.48
4	City of Vancouver 4.75%	Nov. 16,1982	70,000.00US	81.985US	55,914.59CAN	6/-	8.67
4	City of Vancouver 4.75%	Nov. 16,1983	70,000.00US	78.429US	53,489.36CAN	7/-	8.97
4	City of Vancouver 4.75%	Nov. 16,1984	70,000.00US	76.288US	52,029.18CAN	8/-	8.98
15	City of Vancouver 8.00%	Apr. 1,1991	25,000.00	86.95	21,737.50	14/4	9.70
26	City of Vancouver 8.00%	Apr. 1,1991	25,000.00	86.90	21,725.00	14/4	9.70
			<u>\$668,000.00</u>	CAN	<u>\$567,977.89</u>		
<u>Chartered Bank Deposit Receipts & Government Notes</u>							<u>Days</u>
Nov.16	Mercantile Bank of Canada	Jan. 19/77	<u>\$1,600,000.00</u>		<u>\$1,574,056.00</u>	64	9.40
			<u>\$2,268,000.00</u>	CAN	<u>\$2,142,033.89</u>		

(b) SUMMARY OF SECURITIES HELD IN GENERAL AND CAPITAL ACCOUNTS ONLY - AS AT NOVEMBER 30, 1976

<u>Type of Security</u>	<u>Par or Maturity Value</u>	<u>Cash or Book Value</u>
<u>Short Term</u>		
Chartered Bank Deposit Receipts and Government Notes	<u>\$68,643,758.93</u>	<u>\$66,202,590.00</u>

The City Manager RECOMMENDS that the recommendation of the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 50

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MANAGER'S REPORT, JANUARY 14, 1977 (PROPERTIES - 1)

PROPERTY MATTERSRECOMMENDATION

1. Burrard Street Widening, 1800-1804 W. 4th Ave.
2003-2005 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the Manager's Report (Fire and Traffic) dated June 11, 1976 wherein one of the recommendations approved by City Council on June 15, 1976 was that the Supervisor of Properties be instructed to negotiate for property needed for Burrard Street widening. A portion of Lot 20 except the north seven feet shown on Plan 3863 now road, Block 247, D.L. 526, Plan 590 as shown on plan marginally numbered LD 1537 is required for road purposes. Lot 20 and abutting lot 19 is under one ownership and is improved with a building. The taking of the road allowance will result in the loss of over 1/3 of the building making it uneconomic to retain the residual, therefore the entire building will have to be demolished.

These premises comprise a two-storey, non-basement frame building erected in 1911 on a corner site consisting of two lots each 25' x 105' and both zoned C-3A Commercial. The building contains three retail shops facing 4th Avenue, one facing Burrard Street on the main floor and four self-contained suites, each having four rooms, on the second floor. The building also contains 24 plumbing fixtures, has a tar and gravel roof, stucco exterior and heat is supplied by a suspended gas-fired furnace in each shp and by a gas-fired wall unit heater in each suite. The building is in fair condition.

Following negotiations with the owner and his solicitor, they have agreed to convey said portion on the following basis which is considered to be fair and equitable.

- a) City to pay cash compensation for loss of building and lost rental revenue as a result of the street widening:-
\$169,130.00
- b) City to pay cash compensation to Lessees, BRIGID ANNE CLARKE (Tiffany Glass Centre Ltd.) and ALLEN SLADE & SUZANNE SLADE (Striders Sports) for the breaking of their leases. Amount of compensation to be submitted at a later date.
- c) City to demolish and haul away building at no cost to the owner.
- d) City to pay all survey and legal fees.

Therefore it is recommended that the Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes as shown on plan marginally numbered LD 1537 on the foregoing basis, chargeable to account code 146/5921."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

Cont'd.....

MANAGER'S REPORT, JANUARY 14, 1977 (PROPERTIES - 2)

2. Burrard Street Widening, 1807 Burrard St.

The Supervisor of Properties reports as follows:

"Reference is made to the Manager's report (Fire and Traffic) dated June 11, 1976 wherein one of the recommendations approved by City Council on June 15, 1976 was that the Supervisor of Properties be instructed to negotiate for property needed for Burrard Street widening. A portion of Lot 20, Block 227, D.L. 526, Plan 590 as shown on plan of occupation marginally numbered LF 7814 is required for road purposes.

Lot 20 and abutting lots 17, 18 and 19, which are under one ownership, are improved with a single-storey, non-basement, reinforced concrete and concrete block office and warehouse building constructed in 1951. Some additions and renovations have been made since the original date of construction and generally the building is in good condition.

The portion of the property required for road widening is irregular in shape measuring 14' at one end and 17.89'± at the other end with a length of 120'. This will necessitate the removal of a portion of building measuring 7'± at one end and 11.08'± at the other end with a length of 120', the construction of a new reinforced concrete wall including front entrance steps and feature walls to blend with the existing building and interior alteration work involving the relocation and redesigning of fourteen private offices, part of the main office and reception area.

The owner through his representative has agreed to the removal of the aforementioned part of his building subject to his architect, Mr. Dion Hamer, who is familiar with the building, preparing the necessary plans. Also, he wishes to be consulted on which construction firms submit tenders respecting the renovations.

The owners' requests are reasonable and although negotiations are continuing in order to arrive at a final settlement it is necessary that certain preliminary work commence as soon as possible.

Therefore, it is recommended that the Supervisor of Properties

- (a) be authorized to appoint Mr. Dion Hamer to draw up the necessary plans and specifications respecting alterations and renovations to said building;
- (b) consult with the owner or his representative as to which construction firms should be asked to see if they wish to submit tenders;
- (c) continue negotiations with a view to reaching an overall settlement respecting compensation the owner would be entitled to for loss of land and building.

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved.

Cont'd.....

MANAGER'S REPORT, JANUARY 14, 1977 (PROPERTIES - 3)

3. Burrard Street Widening - 2130 Burrard Street

The Supervisor of Properties reports as follows:

"Reference is made to the Manager's Report (Fire and Traffic) dated June 11, 1976, wherein one of the recommendations approved by City Council on June 15, 1976 was that the Supervisor of Properties be instructed to negotiate for property needed for Burrard Street widening. A portion of Lot 20, except Right-of-Way, Block 268, District Lot 526, Plan 590, situated at 2130 Burrard Street, as shown on plan marginally numbered LF 8031, is required for road purposes.

That part of the subject property affected by the road widening comprises a lot 50' x 62', zoned M-1 Industrial, improved with a one-storey frame building combining a retail drapery store and offices. This building has a tar and gravel roof, stucco and brick on the exterior walls and a concrete foundation. Also, there is a basement containing an office, furnace room and stock room. This building is in good condition with the main floor showroom area recently having been renovated and decorated.

The portion of the property required for road widening is 7' x 62' which will necessitate the removal of a portion of the building measuring 7' x 52', the construction of a new store front and interior alteration work involving the elimination of two offices and the extension of the retail showroom. Three qualified contractors submitted quotations for this work with the following results:

Halse-Martin Construction Co. Ltd.	\$36,400.00
Hodgson, King & Marble Ltd.	38,900.00
Allan & Viner Construction Ltd.	48,800.00

Following further negotiations with the owner they will forego the extension of the retail showroom area to replace what they are losing at the front of the building upon payment of a cash sum of \$4,775.00, which is the estimated cost to do the work. As it is their intent to renovate more than the City is obligated to do, this arrangement is satisfactory.

Agreement has now been reached with the owners whereby they have agreed to convey said portion on the following basis:

- (a) City to bear cost of cutting off the front portion of the building and constructing a new store front at the new property line. Low quotation as above - Halse-Martin Construction Co. Ltd.

Cost of Alterations: \$36,400.00 less \$4,775.00 = \$31,625.00

- (b) City to pay cash compensation for loss of approximately 364 square feet of retail store area plus basement area and lost rental revenue as a result of the street widening - \$30,831.00
plus an amount in lieu of extending the showroom area - 4,775.00

\$35,606.00

TOTAL - excluding compensation to Lessee

\$67,231.00

MANAGER'S REPORT, JANUARY 14, 1977 (PROPERTIES - 4)

Clause #3 Continued

- (c) City to pay cash compensation to Lessee, Reed National Drapery, for business disruption during period of alterations. This amount will be submitted at a later date when the necessary work has been completed.
- (d) City Engineer to construct concrete steps at north end of property line to provide access to parking area at no cost to owners.
- (e) City to pay all legal fees.

Therefore, it is recommended that:

- (a) The Supervisor of Properties be authorized to acquire that portion of the above property required for road purposes, as shown on plan marginally numbered LF 8031, on the foregoing basis chargeable to account number 146/5921.
- (b) The quotation received from Halse-Martin Construction Co. Ltd. to complete the aforesaid building alterations for the sum of \$31,625.00 be accepted."

The City Manager RECOMMENDS that the foregoing recommendations of the Supervisor of Properties be approved.

4. Rental Review : Hodson Manor - 1254 West 7th Avenue

The Supervisor of Properties reports as follows:

"Lot A, Block 313, D.L. 526, 1254 West 7th Avenue, known as Hodson Manor, is presently leased to the Multicultural Society of British Columbia for a period of three years from January 1st, 1976 to December 31st, 1978.

The lease is subject to a rental review on the first day of January 1977. The Lessee has agreed to a rental increase from \$915.00 per month to \$1,020.00 per month, effective January 1st, 1977. This increase is considered to be fair and reasonable.

Recommended that the foregoing increase be approved as of January 1st, 1977."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

5. Renewal of Agreement - Encroachment. West Side of Main Street, Powell to Alexander Streets

The Supervisor of Properties reports as follows:

"The building on the privately owned Lot 7, Block 3, District Lot 196, encroaches onto City owned Lot 8, situated on the west side of Main Street, Powell to Alexander Streets, approximately 0.13 feet. The encroachment was validated by way of an agreement for 10 years, from January 1, 1967 at a rental of \$15.00 per annum.

Cont'd.....

MANAGER'S REPORT, JANUARY 14, 1977 (PROPERTIES - 5)

Clause #5 Continued

The Agreement expired on December 31, 1976 and the owners of Lot 7 request that the Agreement be renewed for a further period of 10 years under the same conditions.

The Supervisor of Properties has reviewed the matter and recommends that the encroachment be renewed on the same basis as the existing Agreement, subject to rental increase to \$40.00 per annum.

Recommended that:

The encroachment from Lot 7, Block 3, District Lot 196, be validated by an Encroachment Agreement for a further 10 year period from January 1, 1977 subject to:

- a) A rental of \$40.00 per annum
- b) Terms and conditions as contained in the existing lease
- c) Agreement satisfactory to Director of Legal Services and Supervisor of Properties"

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

6. Renewal of Lease - Seven foot widening strip dedicated for Cornwall Avenue

The Supervisor of Properties reports as follows:

"A portion of Cornwall Avenue, seven feet in width, immediately adjacent to the southerly boundary of Lot 9, Block 186, District Lot 526 is leased to Shell Canada Limited by way of an agreement dated January 1, 1967.

The agreement expired on December 31, 1976, and Shell Canada Limited has made application in a letter dated September 21, 1976, to renew the lease for a further 10 year period. The City Engineer in a letter dated November 8, 1976, concurs that the widening strip lease can be renewed.

Negotiations have now been completed and by letter dated December 21, 1976, Shell Canada Limited have agreed to a rental increase from \$60.00 per annum to \$200.00 per annum effective January 1, 1977.

It is therefore recommended that the seven foot widening strip abutting Lot 9, Block 186, District Lot 526 be leased for a further 10 year period from January 1, 1977, subject to:

- (a) An annual rental of \$200.00 for the initial 5 years,
- (b) A five year rental review clause,
- (c) One year's notice in writing given by either party to terminate the lease,
- (d) All other terms and conditions as contained in current lease dated January 1, 1967."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

MANAGER'S REPORTDATE January 12, 1976

TO: Vancouver City Council

SUBJECT: TENDER NO. 57-76-20 - SUPPLY AND DELIVERY OF VALVES

CLASSIFICATION: RECOMMENDATION

Tenders for the above were opened by the City Manager on December 28, 1976, and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

"The working copy of the tabulation is on file in the Purchasing Agent's Office.

Funds for all purchases are provided in the Revenue and Capital Budgets.

The 7% Provincial Tax is in addition to all prices shown in this report and the tabulation.

Tenders were received from six firms to supply ten items of valves. Two bidders also offered alternatives.

ITT Grinnell Sales Ltd. submitted the lowest bid for Items 1, 4, 5, 6 and 8. Western Supplies Ltd. submitted the lowest bid for Items 3, 9 and 10. However, both bidders offered double disc valves which do not meet the City's specifications. Past City experience with the double disc design of gate valve has shown that some valves fail to seal after several years of operation.

BCA Industrial Controls submitted a low alternative bid for Item 2. However, this alternative does not meet specifications because they offered a wafer style of butterfly valve rather than a 24" flanged butterfly valve specified in the tender document.

The City Engineer and Purchasing Agent recommend acceptance of the lowest bids meeting specifications for the supply of Valves, as follows:

- A. Item 1 and Items 3 to 10 inclusive from Terminal City Iron Works at a total cost of \$121,216.12 (\$115,155.32 local content considered).
- B. Item 2 - from ITT Grinnell Sales Ltd. at a total cost of \$2,754.15. "

The City Manager RECOMMENDS that the recommendations of the Purchasing Agent and City Engineer be approved, subject to contracts satisfactory to the Director of Legal Services.

FOR COUNCIL ACTION SEE PAGE(S) 52